



THE
A-TEAM

**RE/MAX
FIRST**

1516 23 Street, Calgary T2N 2P5

MLS®#: **A2162578**

Area: **Hounsfield
Heights/Briar Hill**

Listing **09/06/24**

List Price: **\$2,476,500**

Status: **Active**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **6,286 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
Park Feat: **Triple Garage Attached**

DOM

12
Layout
Beds: **5 (4 1)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt,Metal**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Concrete**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Gas Oven,Microwave,Range Hood,Washer/Dryer**
Int Feat: **Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`9" x 16`1"
Kitchen	Main	17`2" x 10`3"
Bedroom - Primary	Upper	13`11" x 13`11"
5pc Ensuite bath	Upper	12`5" x 9`0"
Bedroom	Upper	12`3" x 10`11"
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	14`6" x 12`4"
3pc Bathroom	Main	
Walk-In Closet	Upper	11`1" x 8`1"
Bedroom	Upper	12`4" x 10`11"
4pc Ensuite bath	Upper	
Loft	Upper	9`5" x 9`5"

Bedroom
Family Room
Bedroom

Basement
Basement
Main

13`9" x 12`2"
20`4" x 15`1"
12`6" x 8`11"

Exercise Room
4pc Bathroom

Basement
Basement

15`1" x 11`11"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

5703GO

Remarks

Pub Rmks:

Nestled in the sought-after community of Briar Hill, this BRAND NEW luxurious custom-built residence by General Homes showcases exceptional craftsmanship and timeless elegance. Every detail of this home has been thoughtfully designed, blending sophistication with modern functionality. With over 4,100 sq ft of meticulously crafted living space on a FULL LOT (53ft x 119ft), this home offers the finest in high-end design and comfort. The exterior boasts a sleek combination of real brick, Hardie board siding, and a durable metal roof, blending style and durability for a modern yet inviting aesthetic. The gourmet kitchen is a chef's dream, featuring custom-built white oak stained cabinetry, Wolf and Sub Zero appliances, and a spacious island, perfect for both casual dining and entertaining. TRIPLE-PANE windows throughout ensure energy efficiency while flooding the home with natural light. The open-concept main floor boasts high ceilings, rich hardwood floors, and a seamless flow between the living and dining areas, anchored by a stunning linear gas fireplace. A versatile MAIN FLOOR BEDROOM can easily serve as a home office, complemented by a full bathroom, offering convenience and flexibility for guests or work-from-home needs. Upstairs, the grand primary suite is a true retreat with vaulted ceilings and a luxurious ensuite featuring a steam shower, complete with a roomy walk-in closet. Additional bedrooms are generously sized, each with walk-in closets and private ensuite bathrooms, ensuring comfort for family and guests. The fully developed lower level, with in-floor heating, provides a spacious recreation room, home gym, and an additional bedroom, offering flexibility for a growing family or entertaining. Exceptional millwork throughout the home including paneled feature walls and solid core doors with emtek hardware. TRIPLE car garage that is insulated, drywalled, and equipped with an electric car charger. Outside, enjoy the covered deck, beautifully landscaped yard and large lot with views of the west, perfect for relaxing or hosting gatherings. Situated close to top-rated schools, shopping, Foothills hospital, Alberta Children's Hospital and just minutes from downtown Calgary, this exceptional home is a rare opportunity to own in one of the city's most desirable neighbourhoods.

Inclusions:
Property Listed By:

**Bar dishwasher
RE/MAX Complete Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











